

**Planning Commissioner's Written Comments
November 11, 2014**

Autopark Center (Z1400011)

Mr. Davis Voted to approve.

Mr. Gibbs I agree with staff to support the zoning change for this development. With 16 potential fuel tanks this could be busy place so adequate entry and exit from site should be assured

Mr. Hollingsworth Approve

Ms. Huff This rezoning makes sense. It will provide needed services to the customers of the businesses along Autopark Blvd. so I think there will be foot traffic into the place. One hopes that there will be a well-marked pedestrian route from the street into the Sheetz convenience store so that people coming from the establishments along Autopark Blvd. don't have to make their way around gas pumps and across a parking lot.

I share the concerns of DOST about run-off into sensitive floodplain areas as well as the need to shield lights to protect habitat

Ms. Hyman My comments reflected concern and a question about such a large Service Station (i.e. 16 fueling pumps) being developed adjacent to a wildlife preserve. In response to this question and concern, the Attorney for Sheetz, Inc. indicated that the Company has a zero spill/accident rate. Further concern needs to be explored as to whether this Company has any other facilities adjacent to protected waters and wildlife preserves. Additionally, an Environmental Impact study reflecting the lack of potential hazards would be helpful in alleviating these types of concerns. This request to change the zoning from eight pump fueling capacity to the much larger 16-pump capacity is my major concern. I did however; support the change because of the potential for significant revenue and jobs.

Mr. Miller Concerning case Z1400011 (I think that's the right number – anyway, it's the only case we had): I support this rezoning because the proposed zone, CG(D), is more appropriate for the location than the current CN(D) zoning. CN is an unusual choice for this high-traffic intersection. CN, when applied correctly, it should be located appropriately to harmoniously provide commercial services to a surrounding residential neighborhood. CN is supposed to support and promote walkability between the businesses in the district and the neighborhood it serves. The current site is at an intersection of a major thoroughfare and an interstate highway. There is no residential neighborhood within any reasonable walking distance and, even though the surrounding property is zoned for single-family homes, it is in mortmain as it is the property of the US Army Corps of Engineers and will not be developed. Because it is unlikely that a sidewalk connecting the site to any potential source of foot traffic will ever be constructed, the site should be developed to serve an automobile-borne customer base. CN is altogether the wrong zoning category for this location. It seems to me that the usable portion of this strip of land should be zoned to permit commercial uses which will aid motorists along the highways that about it. There seem to be no particular negative environmental or traffic impacts attending the proposed use of the site as it described in the development plan and the proposed use

and zoning are consistent with the comprehensive plan. I encourage the city council to vote in favor of this rezoning.